









welcome to

Averingcliffe Road, Bradford

Looking for a buy to let? Then this could be the one for you - to be sold with a tenancy in place is this well maintained three bedroom semi detached. Achieving £700 per calendar month. Modern kitchen and bathroom. uPVC double glazing & gas central heating throughout. Energy Rating:E





Looking for a buy to let? Then this could be the one for you - to be sold with a tenancy in place is this well maintained three bedroom semi detached. Achieving £700 per calendar month the property is ideal for someone looking to add to a portfolio. Internally comprises of an entrance hallway, living room, modern kitchen diner, three first floor bedrooms and a three piece white suite. Enclosed lawned garden to the front with a landscaped rear paved patio, lawn and decking. uPVC double glazing & gas central heating throughout. Energy Rating:E





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.foregapent.com

Entrance Hallway

Living Room

13' 2" x 12' 7" (4.01m x 3.84m)

Kitchen/Dining Area

19' 5" x 10' 3" (5.92m x 3.12m)

Bedroom One

13' 1" x 11' 2" (3.99m x 3.40m)

Bedroom Two

11' 2" x 10' 2" (3.40m x 3.10m)

Bedroom Three

8' 4" x 8' (2.54m x 2.44m)

Bathroom

Exterior











welcome to

Averingcliffe Road, Bradford

- Buy to let opportunity
- Three bedroom semi detached
- £8400 per annum
- AST in place until May 2026
- Generous gardens

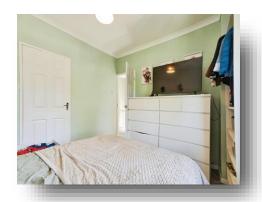
Tenure: Freehold EPC Rating: E

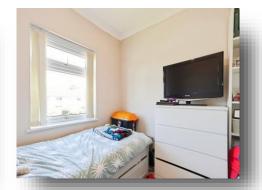
Council Tax Band: A

offers in excess of

£125,000









The Haven lale Holl May Aveing the Rd

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP110660



Property Ref: SHP110660 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01274 531233



Shipley@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire, BD18 3QB



williamhbrown.co.uk